

Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.

www.fletcherpoole.com



ELEVATED AND EXTENDED FOUR BEDROOM SEMI DETACHED IN DELIGHTFUL AND POPULAR SCENIC LOCATION

Description

The accommodation in brief comprises, entrance hallway with glazed front door, window to the side aspect, radiator, under stairs storage, stairs to first floor with feature spindles and banister. The open plan living/dining/family room, with a bay style window to the front, window to the side, two radiators, feature fireplace with log burning stove inset to tiled inglenook, with wood beam surround, fitted cupboards and shelving, glazed double doors. The breakfast-kitchen has a window to the rear, fitted with a range of matching country farmhouse style wall and base level units, complimentary work tops, integrated sink, drainer and mixer tap, a breakfast bar island is the centre piece of the room, along with an Aga style double oven and five ring gas hob set within a tiled inglenook, integrated microwave oven, fridge and freezer, radiator and beautiful sky light flooding the room with natural light. A separate utility room provides space and plumbing for washing machine and tumble dryer, fitted storage. The ground floor cloakroom is fitted with a wall mounted sink, and low-level W.C., window to the rear and radiator. The integral garage is a welcome addition with glazed door to the rear and glazed double doors to the front, power, and lighting, fitted storage, currently utilised as a home gym.

To the first floor, the landing area has a window to the side, loft access hatch, fitted storage, and feature spindles and banister to the stairs. The master bedroom forms part of the extension and is most spacious, with windows to the front and side aspect, radiator, and feature glass brick wall area allowing light to flood from the en-suite. There is a walk-in-wardrobe with window to the rear and fitted storage. The en-suite has a window to the rear aspect and is fitted with a three-piece matching white suite comprising, free-standing bath, pedestal wash hand basin and low-level W.C., floor to ceiling attractive tiling, and two heated towel rails. Bedroom two offers a window to the front with views of the sea, Anglesey and Puffin Island, and the Great Orme, fitted storage, radiator. Bedroom three has a window to the rear aspect with views of the mountains, fitted storage, radiator. Bedroom four is a larger than average room with window to the front with views over the sea and Anglesey, radiator. The family bathroom is a fully tiled wet room, with shower, wall mounted wash basin, low level W.C., window to the side, and heated towel rail.

Externally there is a driveway providing off road parking for several vehicles, a small lawn area, paved steps to the front door, shrub and tree borders, the rear garden is fully enclosed and has two paved patio seating areas, artificial grass area, outdoor tap and lighting.

- * EXTENDED SEMI DETACHED
- * FOUR BEDROOMS
- * TWO BATHROOMS
- * SPACIOUS GROUND FLOOR ACCOMMODATION
- * GARAGE & DRIVEWAY
- * GARDENS FRONT & REAR
- * WELL PRESENTED THROUGHOUT



4 Bedroom Semi Detached House

Hafod
Mona Drive
Dwygyfylchi
Conwy
LL34 6PU

£390,000

Reference Number: FP8254
3/2/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

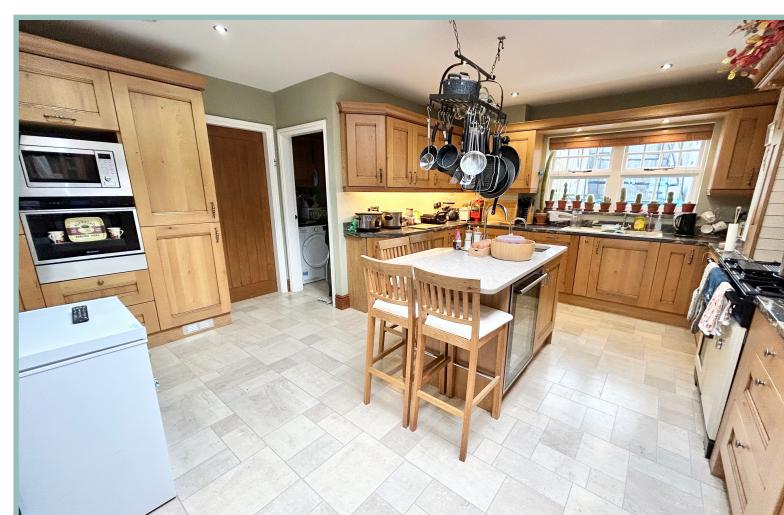
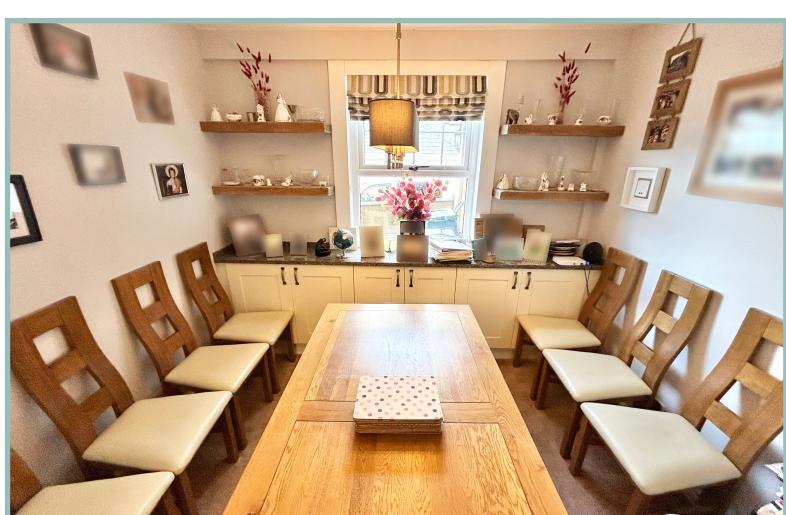
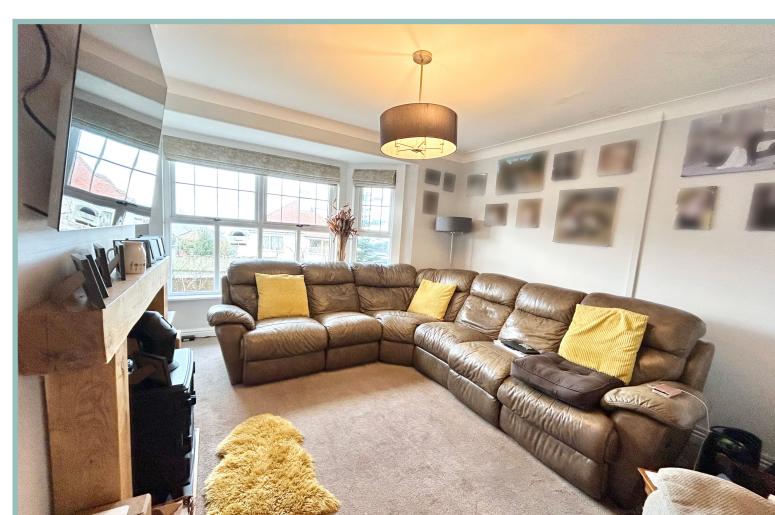
Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass and is on the edge of the Snowdonia National Park. It is near Penmaenmawr with its local shops and amenities and close to the A55 Expressway for easy access to Conwy, Bangor or Chester.

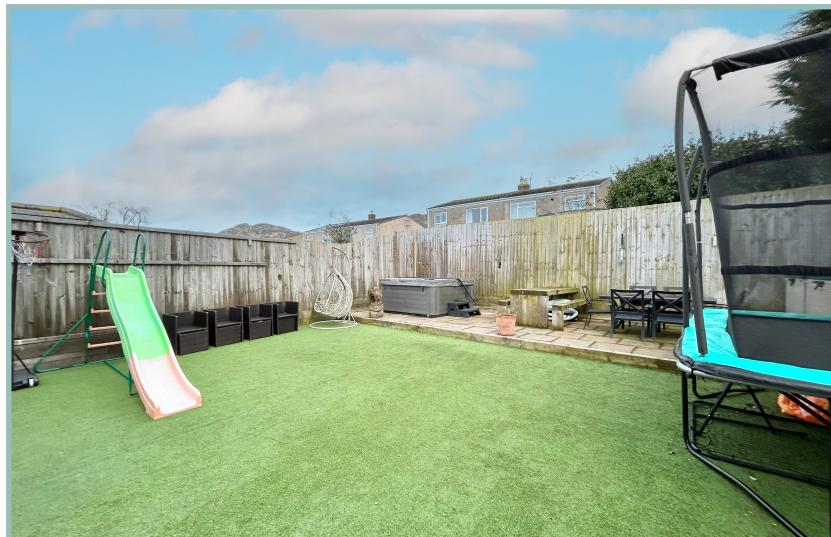
Directions

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi and proceed towards the village, continue along Ysguborwen Road, after passing the turning for Treforris Road take the 2nd left onto Mona Drive where Hafod can be found after a short distance on the left.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

Tenure: Freehold



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Hallway

14' 5" x 5' 11" 4.39m x 1.80m



Living / Family Room

27' 5" x 12' 5" 8.36m x 3.78m



Dining Area

7' 6" x 6' 6" 2.28m x 1.98m

Breakfast Kitchen

17' 6" x 14' 6" 5.34m x 4.42m



Laundry Room

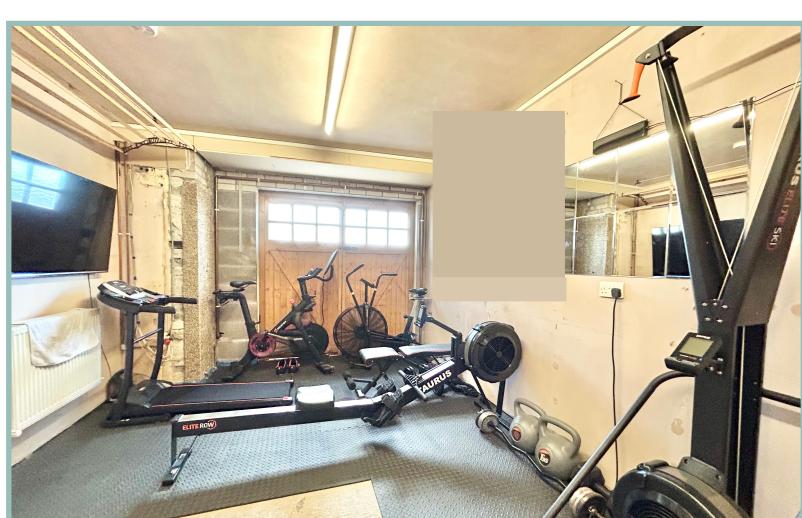
5' 7" x 4' 9" 1.70m x 1.44m

G.F. W.C.

5' 7" x 2' 6" 1.70m x 0.76m

Garage / Gym

20' 4" x 10' 11" 6.20m x 3.32m



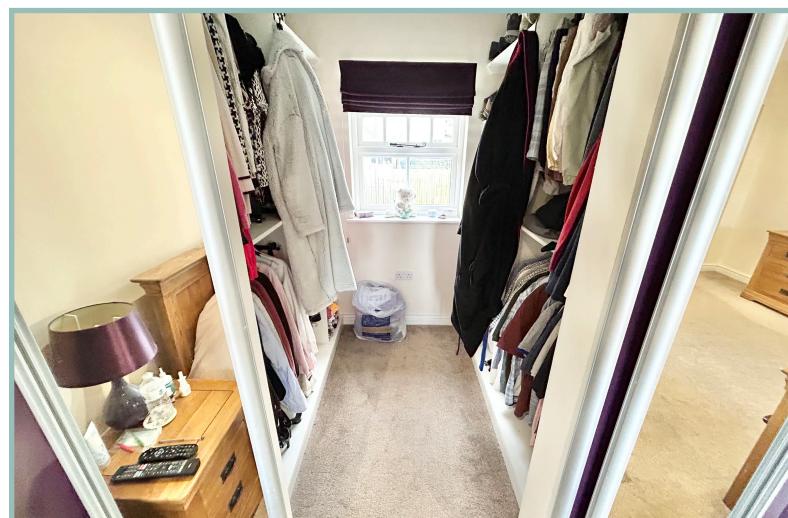
Master Bedroom

17' 8" x 10' 11" 5.38m x 3.32m



Master - Walk In Wardrobe

6' 6" x 7' 6" 1.98m x 2.28m



Master - En Suite Bathroom

6' 4" x 9' 7" 1.93m x 2.92m



Bedroom Two

10' 5" x 13' 4" 3.17m x 4.06m



Bedroom Three

11' 1" x 9' 5" 3.38m x 2.87m

Bedroom Four

9' 5" x 7' 11" 2.87m x 2.41m

Wet Room

7' 3" x 4' 3" 2.21m x 1.29m

4 Bedroom Semi
Detached House

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Mona Drive
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LL34 6PU

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